



**Connells**

Beech Hill House Field Lane  
Bartley Green



## Property Description

Located in the heart of Bartley Green, this well-proportioned two-bedroom apartment offers comfortable and spacious living, ideal for first-time buyers, investors, or those looking to downsize. Situated on the sixth floor, the property benefits from elevated views and a sense of privacy, all while remaining conveniently close to local amenities and transport links.

The apartment features two generously sized double bedrooms, both benefiting from electric heating and ample space for furnishings and storage. The bright and airy living room offers a comfortable setting for relaxation or entertaining, while the separate kitchen provides practical workspace and storage for everyday use.

A family bathroom fitted with a panelled bath and overhead shower is located off the hallway, along with a separate WC, adding to the functionality and convenience of the layout.

Additional highlights include a long lease, making this an excellent opportunity for buyers seeking a property with lasting value. Whether you're looking to step onto the property ladder or expand your investment portfolio, this apartment combines space, location, and potential in one appealing package.

## Entrance Hallway

Ceiling light point, doors off

## Lounge

14' 8" x 10' 9" ( 4.47m x 3.28m )

Double glazed window, ceiling light point, wall mounted electric heater.

## Kitchen

10' 7" x 8' 6" ( 3.23m x 2.59m )

space for fridge freezer, double glazed window, sink with mixer tap and drainer, ceiling light point, space for washing machine, wall mounted electric heater.

## Bedroom 1

12' 5" x 10' 11" ( 3.78m x 3.33m )

double glazed window, ceiling light point

## Bedroom 2

14' 3" x 7' 4" ( 4.34m x 2.24m )

double glazed window, ceiling light point, wall mounted electric heater.

## Bathroom

Panelled bath, shower overhead, hand wash basin, ceiling light point

## Separate Wc

Low flush wc, ceiling light point.

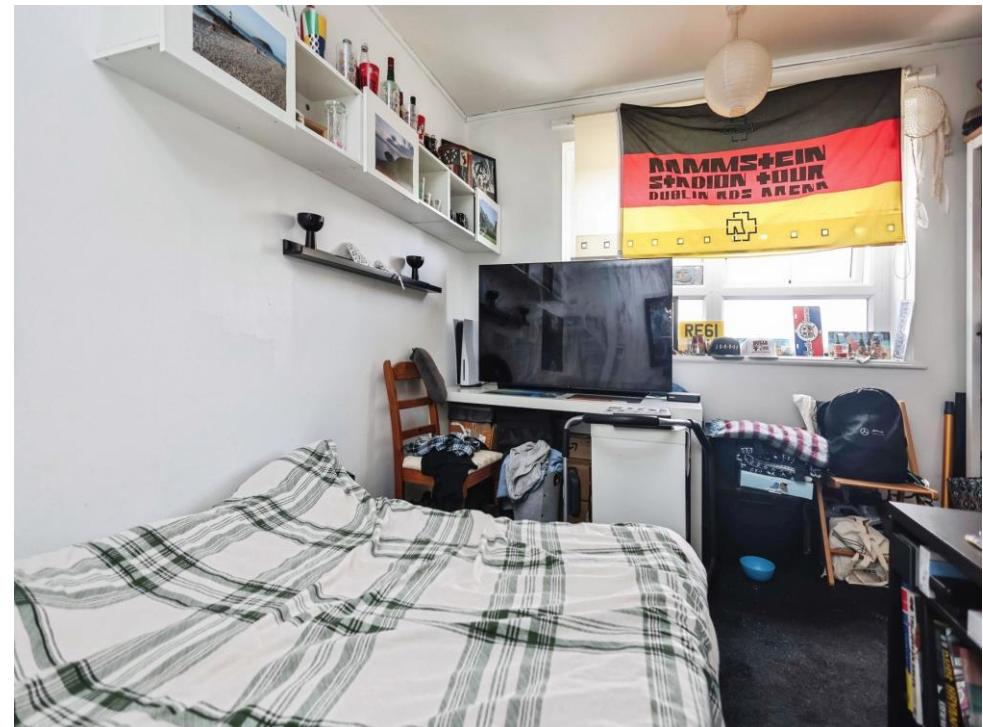
## Agents Note

Length of Lease 125 years from August 2019

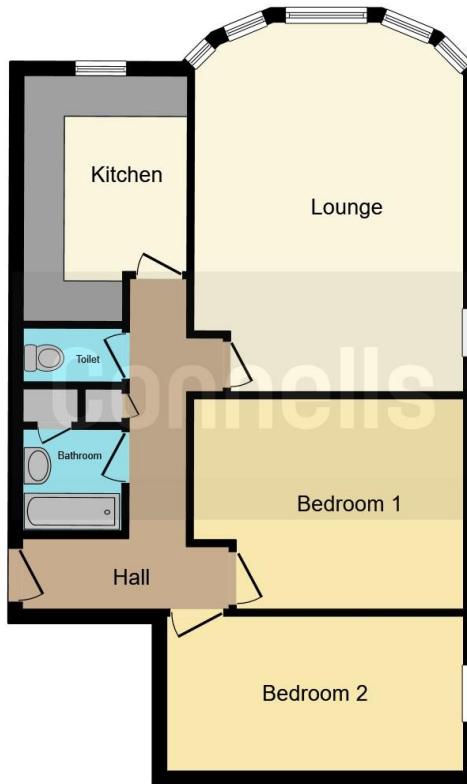
Annual Service Charge - £800pa

Annual Ground Rent - £10.00pa









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: D    Council Tax  
 Band: A

Service Charge: 800.00    Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HBO310377 - 0006